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TOWN OF HAMDEN  
MAR 31 2022  
PLANNING AND  
ZONING DEPT.

ZBA # 22-6691  
Date of Filing 03/31/2022  
Fee 160  
Date Paid 3/31/2022  
Receipt # 33206

**TOWN OF HAMDEN  
ZONING BOARD OF APPEALS  
VARIANCE APPLICATION**

Property Address 820 Mix ave Zone R-5

- Spring Glen Village District
- Newhall Design District

Hamden Land Records (from Town Clerk's Office): Volume \_\_\_\_\_ Page \_\_\_\_\_

Applicant Sajida Farooqui Address 820 Mix ave

Phone \_\_\_\_\_ Town/Zip Hamden, CT 06514

Property Owner Sajida Farooqui Address \_\_\_\_\_

Phone \_\_\_\_\_ Town/Zip \_\_\_\_\_

Lessee \_\_\_\_\_ Address \_\_\_\_\_

Phone \_\_\_\_\_ Town/Zip \_\_\_\_\_

Agent/Attorney Michael Stone Address \_\_\_\_\_

Phone 203 776-8100 Town/Zip \_\_\_\_\_

Email Address of Primary Contact mike@mstonestonelaw.com

\*This application is not complete unless signed by the owner **and** his/her agent (if applicable).

1. Variance Requested – State the Section Number from the Hamden Zoning Regulations that relates to the requested variance. State what your request is in relation to what is required. For example, "Section 220, Table 2.3: Applicant is asking for a 15 foot side yard where a 30 foot side yard is required."

Section 220, Table 2.2: Three dwelling units permitted per lot: Applicant is proposing to add one family dwelling unit, existing two units(ranch style duplex). Remove in-ground pool, pool patio. Seeking to add a detached colonial dwelling unit.  
Section 220, Table 2.3 and Section 230: Old shed/pool house placed at 6.8 feet side yard setback is being proposed to be replaced with garage and attach to dwelling unit. Applicant is seeking side yard variance of 7 feet on one side.

2. What is the unique hardship applicable to the land (cannot be financial)?  
Placement, geometry and configuration of existing buildings and structures. Existing old shed/pool house has non-conformir side yard at 6.8 feet instead of 10 feet required per current regulations. Proposed garage will be at 7 feet side yard.  
Variance is required due to reconstruction of existing accessory structure and attaching with proposed dwelling unit all withir existing impervious footprint.

3. Attach a **site plan** that is drawn to scale and includes the following:
  - A. Dimensions of the lot
  - B. Location of all existing and proposed structures on subject property
  - C. Elevation drawings for any structures over four feet high
  - D. Zone of adjacent properties
  - E. Location of existing structures on adjacent properties
  
4. Provide an **Assessor's Map** (from the Assessor's Office) of the property clearly showing:
  - A. Your property (clearly identified)
  - B. Nearest intersecting streets
  - C. All properties located within 100 feet of any portion of your property
  
5. Provide a **list of property owners within 100 feet** of any portion of your property including properties across streets. You can get this information from the Assessor's Office. This list should contain the property owner's abutting property address and home mailing address.
  
6. Provide stamped (not metered) **envelopes** addressed to all property owners (not tenants) within 100 feet (on abutters list from Assessor's Office) including one addressed to yourself. Address the envelopes to the property owner's mailing address rather than to the address of the property that abuts yours. The return address should read:
 

Zoning Board of Appeals  
 Hamden Government Center  
 2750 Dixwell Avenue  
 Hamden, CT 06518
  
7. Post the required sign(s) on the subject property at least ten days prior to the public hearing (see the instructions, page 2).
  
8. Pay the appropriate **fee** (fee schedule listed on the first page of instructions). How long have you owned/leased the property? Since May 22, 2015
  
9. Please list any variances previously requested for this property and the outcome:  
N/A
  
10. Has any application involving this property been submitted to the Planning and Zoning Commission? Yes / No If yes, what was its decision?  

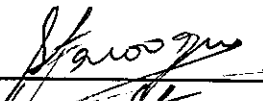


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I hereby state that all the above information and any information contained in any papers submitted herewith are true and correct to the best of my knowledge and belief under penalties of false statements.

I understand that by applying I grant permission for a member or members of the Zoning Board of Appeals and staff to enter upon the subject premises for the purpose of making a visual examination of same.

11. Property Owner's Signature  Date 03/31/2022  
12. Applicant's Signature  Date 03/31/2022

### NEXT STEPS IF YOU ARE GRANTED A VARIANCE

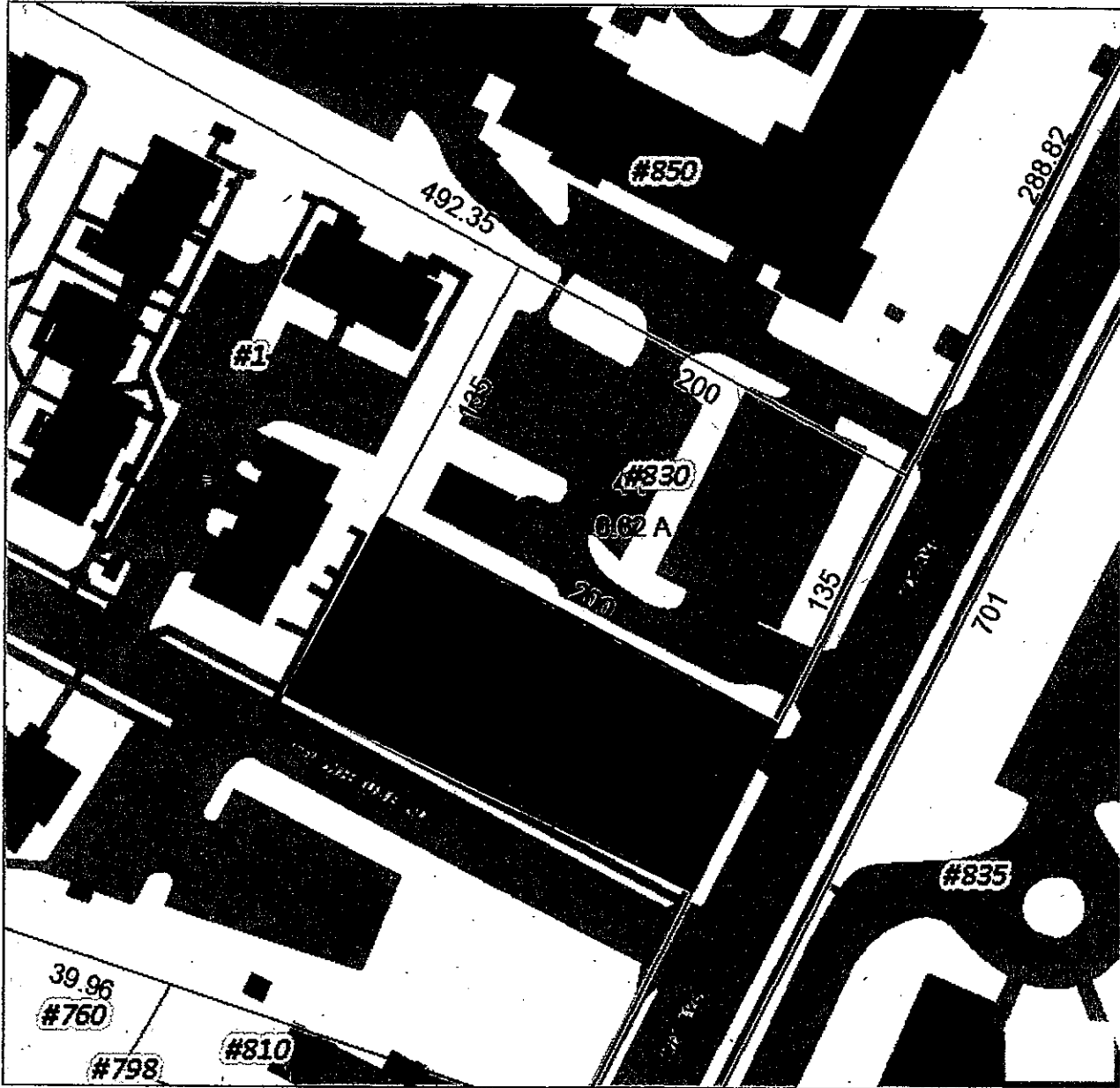
1. There is a **15-day appeal** period starting the day after the legal notice of action taken is published in the New Haven Register. During this time, anyone who wishes to appeal the Board's decision may take his/her case to court. **We recommend waiting until after the appeal period to record the variance.**
2. The variance must be recorded with the Town Clerk (between 9:00 am and 4:00 pm) to become effective. There is a recording fee of \$43.00 (subject to change). **Request three copies of the recorded variance notification from the Town Clerk's Office.**
3. After filing the variance with the Town Clerk, **you must obtain a Zoning Permit from the Planning Office.** The Zoning Permit process takes 7 to 10 working days.
4. At the time you file your Zoning Permit, you will need the following items:
  1. A completed Zoning Permit Application
  2. One (1) original and two (2) copies of the plot plan or site plan
  3. One (1) original and two (2) copies of the floor plans
  4. One (1) original and two (2) copies of the elevation drawings
  5. One (1) original and two (2) copies of the recorded variance notification
  6. The Zoning Permit Fee

# Town of Hamden

Geographic Information System (GIS)



Date Printed: 11/11/2021



### MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Hamden and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 75 feet

